



**CITY OF AUBURN
PUBLIC WORKS COMMITTEE**

November 2, 2009

DRAFT MINUTES

I. CALL TO ORDER

Chairman Rich Wagner called the meeting to order at 3:00 p.m. in Council Chambers, located on the first floor of Auburn City Hall, 25 West Main Street, Auburn, Washington. Committee members present were: Chairman Rich Wagner, Vice-Chair Gene Cerino, and Member Sue Singer. Also present during the meeting were: Mayor Peter B. Lewis, Public Works Director Dennis Dowdy, City Engineer/Assistant Director Dennis Selle, Assistant City Engineer Ingrid Gaub, Senior Project Engineer Bill Helbig, Utilities Engineer Dan Repp, Maintenance and Operations Manager Randy Bailey, Street System Engineer Wickstrom, Finance Director Shelley Coleman, Utility and Accounting Services Manager Rhonda Ewing, Customer Care Supervisor Brenda Goodson-Moore, Grant Writer Michael Wilson, Cultural Arts Manager Laurie Rose, Visual/Public Arts Coordinator Maija McKnight, Transportation Planner/Grants Manager Chris Hankins, Traffic Engineer Pablo Para, Planning Director Cindy Baker, Assistant Planning Director Kevin Snyder, Storm Drainage Engineer Tim Carlaw, Citizens Wayne Osborne and Mara Heiman, and Department Secretary Jennifer Rigsby.

II. CONSENT AGENDA

A. APPROVAL OF MINUTES

It was moved by Vice-Chair Cerino, seconded by Member Singer, that the Committee approve the Public Works Committee minutes for date, October 19, 2009.

Motion carried 3-0.

B. PERMISSION TO AWARD CONTRACT NO. 09-08 FOR PROJECT NO. CP0904 CITYWIDE SIDEWALK REPAIR PROJECT TO GLOBAL CONTRACTORS INC ON THEIR LOW BID OF \$135,409.95

Street System Engineer Wickstrom reviewed the project vicinity map with the Committee. Chairman Wagner verified that the project did not include construction of new sidewalks. Wickstrom stated repairs will be made to existing sidewalks only.

Vice-Chair Cerino spoke about potential sidewalk tripping hazards that are caused by winter weather conditions. Assistant City Engineer Selle stated there are tripping hazards that exist year-round, which take a higher priority than seasonal hazards when it comes to project funding.

The Committee and staff discussed property owner responsibility of sidewalk maintenance and tracking citizen complaints about sidewalks.

It was moved by Vice-Chair Cerino, seconded by Member Singer, that the Committee recommend Council grant permission to award Contract No. 09-08 for Project No. CP0904, Citywide Sidewalk Repair Project.

Motion carried 3-0.

III. ISSUES

There were no issue items.

IV. DISCUSSION AND INFORMATION

A. RESOLUTION NO. 4537 DECLARING CERTAIN ITEMS OF PROPERTY AS SURPLUS AND AUTHORIZING THEIR DISPOSAL

There were no questions from the Committee.

The Committee supported Council approving and adopting Resolution No. 4537.

B. PUBLIC HEARING REGARDING APPLICATION TO US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR A SECTION 108 LOAN

Grants Manager Wilson discussed the two funding gaps for the Activity and Community Centers. The gaps will be closed with the HUD Section 108 Loan and the New Market Tax Credit Funding. Wilson stated the New Market Tax Credit Funding will be brought back to Committee for additional discussion following the Public Hearing and Public Comment period.

Grants Manager Wilson reported the HUD Section 108 loan application will be submitted in approximately two weeks.

Chairman Wagner commented on the City's ability to not accept the loan funds if the New Market Tax Credit Funding is discovered to be a nonviable source of funding.

The Committee supported conducting a Public Hearing regarding application to the US Department of Housing and Urban Development for a Section 108 loan.

C. PROPOSED POLICY AND PROCEDURE FOR ART IN PUBLIC PLACES - ORDINANCE NO. 6243 REGARDING PRIVATELY DEVELOPED PUBLIC ART WORK AND PROPOSED AMENDMENTS TO RESOLUTION NO. 4323 DIRECTING STAFF TO INCLUDE IN THE BUDGETS FOR PUBLIC BUILDING FACILITIES ONE PERCENT FOR THE ARTS

Cultural Arts Manager Rose presented the second draft of the Art in Public Places Policy and Procedure, Resolution No. 4323, and Ordinance No. 6243 to the Committee. Rose explained the Policy and Procedure document is the administrative work which supports Resolution No. 4323 and Ordinance No. 4323. Included in the Policy and Procedure document is important policy language about the accession of artwork. Rose stated the Planning and Community Development Committee had requested additional language be added to the resolution, *Section 1. One Percent for the Arts* and in the ordinance regarding private development.

In Resolution No. 4323, Rose said, the threshold for capital projects and initial costs were better defined and instruction on use of funding was explained more clearly. Ordinance No. 6243 focuses on cohesion of privately developed public artworks and outlines policies for private parties. The updated language in the ordinance is about the City's partnerships with other entities during development of capital projects.

The Committee began with discussion of Resolution No. 4323. Chairman Wagner asked what was to be accomplished by removing the word "building" from paragraph 3, page 22 of 28, when referencing "public facilities." Cultural Arts Manager Rose answered the intent of the Planning and Development Committee was to remove the word "building" because not all public facilities are four-wall structures and the Committee did not want artwork to be restricted from locations such as plazas and public gathering areas. Chairman Wagner asked for more clarification when referencing a "public facility," because utilities, such as storm drainage ponds and pump stations are also public facilities. Mayor Lewis agreed. Chairman Wagner recommended using the term, "buildings and gathering places." Cultural Arts Manager Rose discussed the need for flexibility in the definition of "public facilities." Rose pointed out that the resolution does not mandate the installation of public artwork; it only mandates that staff examine artwork options and present them to the Committee and Council for consideration. The Committee and staff continued discussing the need for clarification. Member Singer commented on the definition, included in the resolution, "...facilities of the City that involve public attendance, activity participation and use by the public..." Chairman Wagner said that the definition may still be too broad and too open for interpretation. Mayor Lewis stated all utility projects should not be excluded because there are projects that have a measure of public use and the public may have active use of the facilities. Chairman Wagner agreed that the term "active use" may be included. Rose gave examples of public facilities that are not publicly accessible, but would benefit from artwork due to their location.

Rose explained how the policy and procedure clearly delineates the development of projects and the approval process for projects. Chairman Wagner asked that the manners by which public art can be funded be explained in the resolution. The Committee and Parks and Recreation Department staff discussed the funding mechanisms for public art and the monetary thresholds for capital projects.

Member Singer suggested, "in return for the ability to build," on page 21 or 28 be removed from the resolution. Chairman Wagner agreed. Cultural Arts Manager Rose answered questions asked by Member Singer regarding subsequent modifications of artwork.

Member Singer asked for additional clarification on how the decision to remove artwork is made. Rose explained the deaccession process for artwork.

The Art in Public Places Policy and Procedure, Resolution No. 4323, and Ordinance No. 6243 will be presented at the Planning and Community Development Committee Meeting, November 9, 2009, for further review.

D. 2010 – 2015 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) – PROPOSED UPDATES

Transportation Planner/Grants Manager Hankins presented the updated draft of the 2010-2015 Transportation Improvement Program (TIP) to the Committee. Hankins stated the draft was in its final format, with the updated introduction, table of contents and divided sections. The resolution approving the TIP, Funds Balances Table, New Transportation Improvement Plan Spreadsheet and Project Map have also been included for review. The format and information

displayed on the Transportation Improvement Plan Spreadsheet was updated per the PWC direction at their previous meeting. Hankins said the next steps are to present the TIP to Planning and Community Development Committee on November 9th for discussion and then bring the TIP for recommendation for adoption by the Council to Committee on December 7th. A public hearing on the TIP would also be conducted on December 7th at the regularly scheduled City Council meeting.

Finance Director Coleman answered questions asked by Member Singer and Chairman Wagner regarding the Redlight and Photo Safety Enforcement revenue. Traffic Engineer Para commented there is no increase of revenue showing and the revenue is consistent with that of years past.

Chairman Wagner asked if there are additional utility funds that need to be included on the Transportation Funds Balances spreadsheet, page 11. Assistant Director/City Engineer Selle answered the utility capital expenditures will be included in the utility budgets and the reason the Storm Fund is included on page 11 is because the project is a unique transportation project with drainage problems, for which it was decided to use storm funds.

The Committee discussed grant funding and whether or not staff should assume the grants will be funded. Assistant Director/City Engineers Selle commented the TIP is a planning document and the plan is adjusted as funding opportunities present themselves. The adjustments are then included in budget documents. Chairman Wagner recommended it be included in the introduction that the TIP is used as a planning document and that not all grant funds are secure, which may affect planning efforts.

The Committee reviewed the projects, in the order listed on the Project Summary Spreadsheet, Appendix A.

TIP #1 – Project No. C207A – A Street NW Phase 1: Chairman Wagner asked if some of the larger grants may need more City match shown on the spreadsheet. Traffic Engineer Para answered only the match for 2009 and 2010 is shown for the project and over the years the City has spent a considerable amount of City funds on the project, which would meet the City's obligation to match grant funds. Para included, for other grant funded projects, not all grants require match funds and the match rates vary by grant source.

TIP #4 – Project No. C415A – I Street NE Corridor: Chairman Wagner asked if any of the flood protection prevention measures will be across I Street. Assistant Director/City Engineer Selle responded all streets and driveway accesses will remain open unless there is an event, in which case all gaps will be closed for flood protection.

TIP #5 – Project No. C201A – M Street Grade Separation: Traffic Engineer Para answered questions asked by Chairman Wagner regarding the "other agencies" listed on the project's Forecasted Project Cost list. Selle said the other agencies are currently undefined, but could include the railroads and the Ports of Tacoma and Seattle.

TIP #7 – Project No. CPXXXX – 15th Street SW Reconstruction: Member Singer asked if the project may be scheduled too far out due to the roadway's existing condition. Selle responded chip sealing and other repairs will be made to try and maintain the condition of the street until the project can be completed. Mayor Lewis recommended some preventative maintenance be completed soon.

TIP #8 – Project No. CPXXXX - A Street NW Phase 2: The Committee and staff discussed the likelihood of the project being developer funded.

TIP #9 – Project No. CPXXXX – D Street NW: Chairman Wagner asked if there are businesses in the vicinity of the project area that are requesting the completion of the project. Assistant Director/City Engineer Selle answered there were none and staff's goal with the project is to create another North/South corridor.

TIP #10 – Project No. CP0911 – F Street SE: Chairman Wagner commented on the acquisition of Right-of-Way for the project. Member Singer spoke about F Street SE being used as a detour during the construction of Project No. C201A. Selle said some additional pavement improvements were made to F Street SE during the Les Gove Phase 1 Project and the idea is to do the complete street improvements on F Street SE after the M Street Grade Separation Project is complete so the improvements made to F Street are not damaged by it being used as a truck detour route.

TIP #11 – Project No. CPXXXX – M Street NE: Traffic Engineer Para stated the project at 8th Street NE/Harvey Road absorbed part of the scope for this project. Chairman Wagner recommended that construction for the project be scheduled out to 2015. The Committee and staff agreed.

TIP #14 – Project No. CP0916 – West Valley Highway Improvements: Staff answered questions asked by Chairman Wagner regarding the time constraint of the grant.

TIP #15 – 8th Street NE Widening: Chairman Wagner asked that this project be scheduled out one additional year.

TIP #16 – 49th Street NE from Auburn Way North to M Street NE: Director Dowdy commented that the moratorium will more than likely prevent this project from moving forward in the near future.

TIP #39 – 124th Avenue Corridor Improvements Phase 1: Chairman Wagner showed support for planning for the Lea Hill Area and starting construction in 2013. Director Dowdy stated Green River Community College has indicated that some amount of funding for these improvements may be available through them. Planning Director Baker stated that the college indicated they are able to fund the project, including the roundabout. Selle said the scope and schedule for the project may change as staff finds out more about the college funds. Traffic Engineer Para commented that the college funding the majority of the project will also affect TIP #s 40, 41 and 42.

TIP #21 – Project No. CPXXXX – C Street NW and West Main Street: The Committee and staff discussed the difficulties that may exist trying to acquire Right-of-Way at the intersection. The Committee discussed the benefits of completing part of the design and knowing how much Right-of-Way may need to be acquired on the west side of the intersection. Member Singer recommended including the necessary amount of Right-of-Way in the Downtown Development Plan. Planning Director Baker agreed.

TIP #38 – Project No. CPXXXX – Railroad Crossing Safety Improvements: Chairman Wagner suggested scheduling the project for one year out, in 2012.

TIP #43 – Project No. CPXXXX – Auburn Way S and Riverwalk Intersection Improvements: Chairman Wagner asked if the Muckleshoot Indian Tribe will be participating in the project. Traffic Engineer Para answered the Tribe may be participating in this project and another project in the same vicinity. Selle stated the reason the project is scheduled so far out is to allow for time to work with the Tribe.

TIP #2 – Project No. C307B – Citywide Intelligent Transportation System (ITS) Phase 2: The Committee and staff discussed how ITS helps to alleviate traffic congestion and improve traffic flow. Assistant Director/City Engineer Selle explained ITS allows staff to remotely adjust signal patterns, view traffic moving through the intersection and improve intersection design, and staff can see if there is storm flooding, or other weather related problems, in intersections.

TIP #50 – Project No. CPXXXX - ITS Dynamic Message Signs: The Committee and staff discussed the benefits provided by dynamic message signs during concerts at the White River Amphitheater and when there are accidents that disrupt traffic. Selle discussed the project schedule and the time that is being allowed for adjustment. Chairman Wagner asked that it be noted in the description that the first signs will be installed for directing concert traffic.

TIP #24 – Project No. CPXXXX – Academy Drive Multi Use Trail: Member Singer asked about the feasibility of the project's completion. Director Dowdy stated the Muckleshoot Indian Tribe is interested in the project and this could qualify for grants. Chairman Wagner recommended the project be scheduled out one year.

Director Dowdy asked that the Sound Transit Garage Phase 2 be included on the TIP. Planning Director Baker spoke about the possibility of applying for a grant for the garage project.

TIP #26 – Auburn Community and Lakeland Shuttle: The Committee recommended not expanding the shuttle service to the Downtown area at this time and to maintain the existing budget for the Lakeland Shuttle.

TIP #46 – 104th Avenue and Green River Study: Director Dowdy stated the City is going to initially survey the area and create a line of site during the design phase.

TIP #28 – Annual Bridge Maintenance: Traffic Engineer Para answered questions asked by Member Singer regarding what types of maintenance will be preformed.

TIP #30 – Pedestrian Crossing Program: The Committee and staff identified crossing locations that may be considered a priority, such as the Interurban Trail Crossing.

TIP #31 – Roadway Infrastructure Improvements: Chairman Wagner asked what improvements have been made already. Traffic Engineer Para answered primarily guardrail improvements and other safety improvements that were previously recommended by the Committee. Member Singer suggested some of the funding be used for reviewing bicycle routes and traffic calming measures. The Committee and staff discussed the possibility of changing TIP #31 to a more general project with some focus on bicycle safety.

TIP #32 – Sidewalk Safety Improvements: Director Dowdy discussed how staff is working with eGIS to inventory the sidewalks.

E. CAPITAL PROJECT STATUS REPORT

Item 30, Project No. CP0914, F Street / 4th Street Signal: Assistant City Engineer Gaub answered questions asked by Chairman Wagner regarding the grant obligation and contract process.

Item 36, Project No. C229A, BNSF/EVH Pedestrian Undercrossing: Chairman Wagner requested that the estimated cost be verified between this report and the draft TIP.

Item 37, Project No. CP0901, 2009 Local Street Pavement Preservation: The committee discussed the delay of the final overlay of 22nd Street NE due to all the construction work related to the levee's that are impacting the area and that when the work is completed, the weather will not likely allow the final overlay to be completed this year.

DISCUSSION AND INFORMATION - AGENDA MODIFICATIONS**F. RESOLUTION NO. 4540 REGARDING THE COMPREHENSIVE EMERGENCY OPERATIONS PLAN**

Emergency Preparedness Manager Miller distributed copies of the updated introduction and draft of the Comprehensive Emergency Operations Plan to the Committee. Miller stated the plan is scheduled to go to Council for approval on December 7, 2009. Miller asked that the Committee review the draft and bring questions back for discussion at the December 7th Public Works Committee Meeting.

G. UTILITY ACCOUNT – DISPUTED BACK BILLING

Finance Director Coleman introduced Customer Care Supervisor Goodson-Moore and Utility and Accounting Services Manager Ewing to the Committee. Coleman distributed a memo regarding Utility Account No. 24251 and the accounting detail from September 2008 through present, to the Committee. Chairman Wagner asked if the utility customer had been notified that the account was being discussed by the Committee. Utility and Accounting Services Manager Ewing verified that she did speak with the customer regarding the Public Works Committee Meeting.

Finance Director Coleman stated the accounting detail reflects the difference between the customer's current bill, the backbilling, and how the customer's payments have been applied to the account. The detail also includes the water consumption for the period between September 2008 and the end of the most recent billing cycle. Coleman explained any payment made on the account was first applied to the current charges and the remaining amount was then applied to the backbill charges.

Finance Director Coleman reported in March of 2007, the customer's meter was changed out and although the new meter was registering the customer's water consumption, the data failed to be transmitted to the handheld meter reading device. The service technician made an adjustment to the meter and the units were registered. Utility Department staff contacted the customer, explained what had happened and the customer made payment arrangements. The customer agreed to pay their current charges plus an additional \$30.00 per month for 18 months, thus paying the backbilling amount of \$510.56. Coleman stated there were other accounts that had the same issue, backbilling was prepared and those customers are meeting the obligation of their payment agreements or have already paid the backbilling amount in full.

Chairman Wagner asked what the basis for the customer's dispute is for the backbilling charges. Finance Director Coleman said the customer is requesting the amount due to the billing error be waived, and in addition, the customer is experiencing financial difficulty. Director Coleman stated the customer is eligible for the senior/disability discount and that discount will be prorated from September 2009. Mayor Lewis said he asked the Utility staff to bring the customer's request to Committee.

Vice-Chair Cerino asked when the customer was notified of the billing error. Finance Director Coleman answered September 3, 2008. Vice-Chair Cerino pointed out from the time of notification, September 2008, through the time the customer started experiencing financial difficulty, September 2009, the customer had not been making the agreed upon monthly payment of \$30 on a regular basis. Member Singer suggested extending the payment period which would reduce the monthly payment amount. Coleman stated the routine administrative practice is for the payment period to be the same amount of time as the backbilling period and in this case that period of time was 18 months. Coleman said the reason the situation was brought to Committee was to avoid setting a precedent of making billing adjustments to accounts due to the financial difficulties experiences by the customers.

The Committee discussed extending payment arrangements thus lowering the amount of the monthly payment and different settlement options. The Committee was not in favor of settling for an amount less than the amount owed on the account. Chairman Wagner asked if the customer is currently in a water shut-off situation. Finance Director Coleman reported prior to the application of the senior/disability discount, the customer was in danger of being shut-off, however if they now stay current on the account, they will no longer be at risk of having the water shut-off. Coleman answered questions asked by Vice-Chair Cerino regarding the period of time account adjustment are allowed to be made. Coleman responded to questions asked by Chairman Wagner regarding the accuracy of the meter reading. Chairman Wagner asked if the old meter was replaced due to operational failure. Finance Director Coleman answered the old meter was working, however, due to its age it was scheduled for replacement as per the replacement program.

The Committee decided to recommend Council allow the account's repayment scheduled be adjusted and extended an additional 18 months from the current date with the stipulation that if payments are not remitted on time, the entire amount on the account will be due in full. Mayor Lewis agreed that arrangement would be reasonable.

H. 2010 BUDGET ITEM

Finance Director Coleman distributed a memo on the 2010 Mid Term Correction and the 2010 General Fund Summary of Proposed Budget Changes spreadsheet to the Committee.

Coleman stated the spreadsheet shows the original 2010 budget for the General Fund, the proposed revisions to the 2010 budget with the amendments to the budget that have already been passed in 2009, and the fund deficit. Member Singer asked how much more will be proposed to be taken out of the 2010 budget. Coleman answered staff is currently working on a proposal. Finance Director Coleman answered questions asked by Chairman Wagner regarding the expenditures for the Court.

Finance Director Coleman reported there should be a budget amendment proposal for Council's review at the end of November. Coleman discussed the revenues in 2009 due to property sales, funds transfers, and the compact agreement with the Muckleshoot Indian Tribe and fire service. There were several "one-time" increases in revenue in 2009 that are not available in

2010. Coleman stated by year end 2010, under the current budget plan, the general fund balance will be diminished to \$2.7 million, \$1.5 million under the required \$4.2 million, or 8% of the current expenditure budget.

Coleman distributed Ordinance No. 6274 regarding the levy of regular property taxes by the City for collection in 2010, and Resolution No. 4542 making a declaration of substantial need for purposes of setting the limit factor for the property tax levy for 2010 for the Committee to review.

Finance Director Coleman answered questions asked by the Committee regarding bank capacity. Coleman also pointed out that in past ordinances a specific amount of \$2.2 million has been allocated to the Save Our Streets Program and in Ordinance No. 6272 it states money will be allocated to the program, but there is no amount specified. Chairman Wagner asked for more information on increases of revenue generated by increasing the property tax levy. Coleman said those figures can be presented at the next Public Works and Finance Committee Meetings. The Committee and staff discussed the effects of decreased property value and decrease in construction may have on the property tax levy.

Chairman Wagner asked if the Utility Tax is dedicated to the arterial fund. Director Dowdy verified that to be correct. Chairman Wagner stated adequate funding for the Save Our Streets Program will be a key factor when supporting a change in the tax. The Committee reiterated the requested for more information on bank capacity.

Chairman Wagner spoke about the sources of revenue and methods of taxation that the Council is not utilizing and recommended citizens be made aware of Council's decisions in the citizenries favor regarding taxation. Mayor Lewis agreed that the mechanisms the Council has decided not to use be included in the next discussion on the budget matter. Finance Director Coleman reminded the Committee that Ordinance No. 6274 must have action taken at the next Council Meeting. Chairman Wagner recommended a special Council Meeting be called to discuss the ordinance. The Committee agreed to schedule a special meeting for Thursday, November 5th at 5:30 p.m.

I. FLOOD PREPAREDNESS – STATUS UPDATE

Mayor Lewis asked that flood preparedness, specifically how it pertains to Public Works, be discussed at all scheduled Public Works Committee Meetings until March 2010. Mayor Lewis discussed the importance of Council being kept apprised of the Howard Hanson Dam/Green River situation.

Using the vicinity map, Director Dowdy demonstrated where the work on the City's primary flood containment is being started. Dowdy stated staff is still reviewing the containment of Mill Creek flooding on the west side of the City and work along S 277th Street. Dowdy stated City surveyors have been gathering elevation data on S 277th Street. Work is ongoing in the southern part of the City, from approximately 37th Street NE to 12th Street NE, and is almost complete. Emergency Management is recruiting volunteers to complete work for about 500 feet north of 8th Street NE. This is work that will need to be done without heavy machinery, essentially by hand. Director Dowdy discussed the changes in the scope of work from Reddington Levee to S 277th Street. The changes would protect three properties that were previously unprotected as well as a significant property under development.

Director Dowdy stated staff has met with unprotected neighborhoods at Neighborhood Meetings, such as the Trail Run neighborhood, Mullen Slough, and communities on the east side of the Green River. Dowdy said King County is in the process of completing surveys to try and develop other flood containment measures for the east side of the Green River. Mayor

Lewis reported citizens are also developing plans to try and increase their level of protection from flooding.

Director Dowdy discussed procuring materials from the US Army Corps of Engineers. Assistant Director/City Engineer Selle mentioned other materials staff is in the process of procuring. Citizen Mara Heiman spoke about discussions in her neighborhood regarding the effectiveness of sandbagging to protect their community well.

- J. RESOLUTION NO. 4535 EXTENDING THE MORATORIUM CREATED AND ESTABLISHED BY RESOLUTION NO. 4416, AS AMENDED BY RESOLUTIONS 4442 AND 4476, RELATING TO FILING, RECEIPT, AND APPROVAL OF APPLICATIONS FOR DEVELOPMENT WITHIN AREAS OF THE CITY LOCATED WITHIN, IN WHOLE OR IN PART, FLOODPLAINS AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA)

Chairman Wagner reported this resolution will be voted on at the Council Meeting, yet required further review discussion at the Public Works Committee Meeting.

Citizen Mara Heiman was present and spoke about adjustments made to the moratorium and asked when the appeal map will be adopted. Director Dowdy answered approval of the appeal map is still pending and currently staff is waiting for presentation of the FEMA model ordinance. Planning Director Baker stated the model ordinance is supposed to be available by the end of 2009, but there is no certainty. Mayor Lewis stated the City has been working on the draft model ordinance with FEMA. Director Dowdy explained the City needs to review the model ordinance, make amendments, if necessary, and adopt a City ordinance. Baker added, if the City writes its their own ordinance, without using the FEMA model ordinance, the City ordinance would need to be reviewed and approved by FEMA.

The Committee and staff discussed the flood plain map, which is in appeals, and the effect the situation with the Howard Hanson Dam may have on the map. Director Dowdy said there is no estimated time when the appeal map may be approved.

Mayor Lewis asked how long it would take to adopt a City ordinance, following the completion of the FEMA model ordinance. Planning Director Baker answered the City could adopt the FEMA ordinance, if acceptable, at the next scheduled Council Meeting. Member Singer asked if the FEMA model ordinance could be adopted and then adjustment made to it following the lifting of the moratorium. Baker answered that could be a possibility, depending on the content of the model ordinance.

Citizen Heiman spoke to the Committee about the challenges in selling and/or developing her property due to the moratorium and comprehensive plans. Mayor Lewis recommended calling an Executive Session at the Council Meeting, to further discuss development in the area currently affected by the moratorium and if any negative aspect of lifting the moratorium still exist.

Planning Director Baker reported the moratorium is scheduled to expire on November 18, 2009, so Council can take action to extend or lift the moratorium at the next Council Meeting.

V. ADJOURNMENT

There being no further business to come before the Public Works Committee, the meeting was adjourned at 6:18 p.m.

Approved this _____ day of _____, 2009.

Rich Wagner
Chairman

Jennifer Rigsby
Public Works Department Secretary